

FIRE STATION #26



3360 West Galbraith Road
Groesbeck, Ohio 45239

5,261 Square Feet
0.973 Acres



Sale Opportunity Highlights

- **Building Size:** 5,261 sq.ft. (3,066 sq.ft. garage, 2,195 sq.ft. offices)
- **Lot Size:** 0.973 acres
- **Zoning:** MUR - Multi-Unit Residential
- **Year Built:** 1967
- **Current Use:** Colerain Township Fire & EMS Station 26
- **Location:** Hamilton County, Ohio
- **Building Type:** 4-bay garage with office and bunk areas
- **Condition:** Well-maintained, active fire & EMS operations

Asking \$690,000 for sale (occupancy upon relocation of Station 26)

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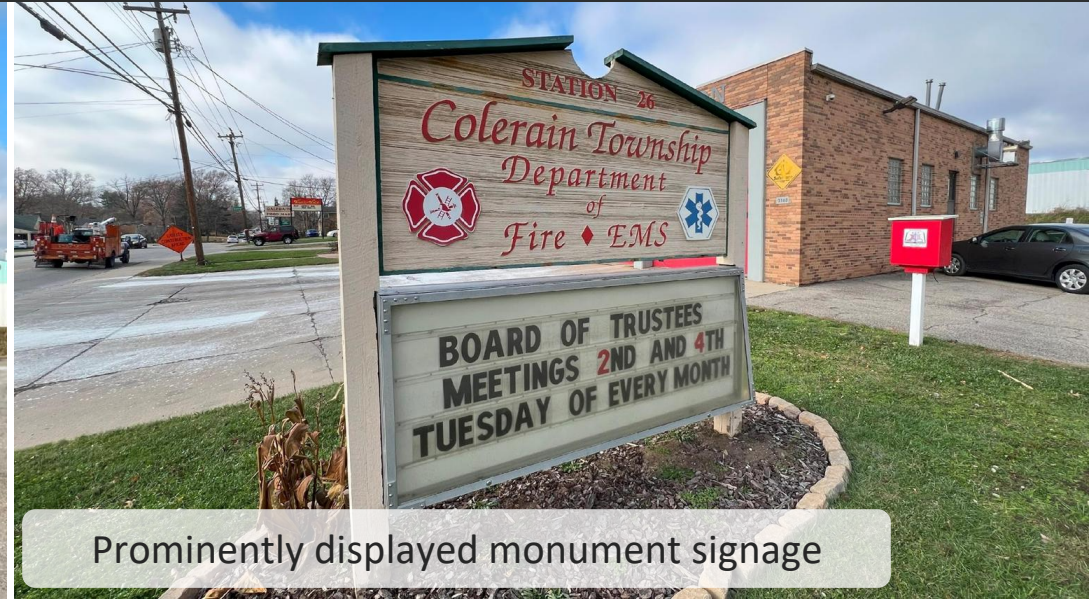


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Additional Photos



Four drive-in bays facing West Galbraith Road



Prominently displayed monument signage



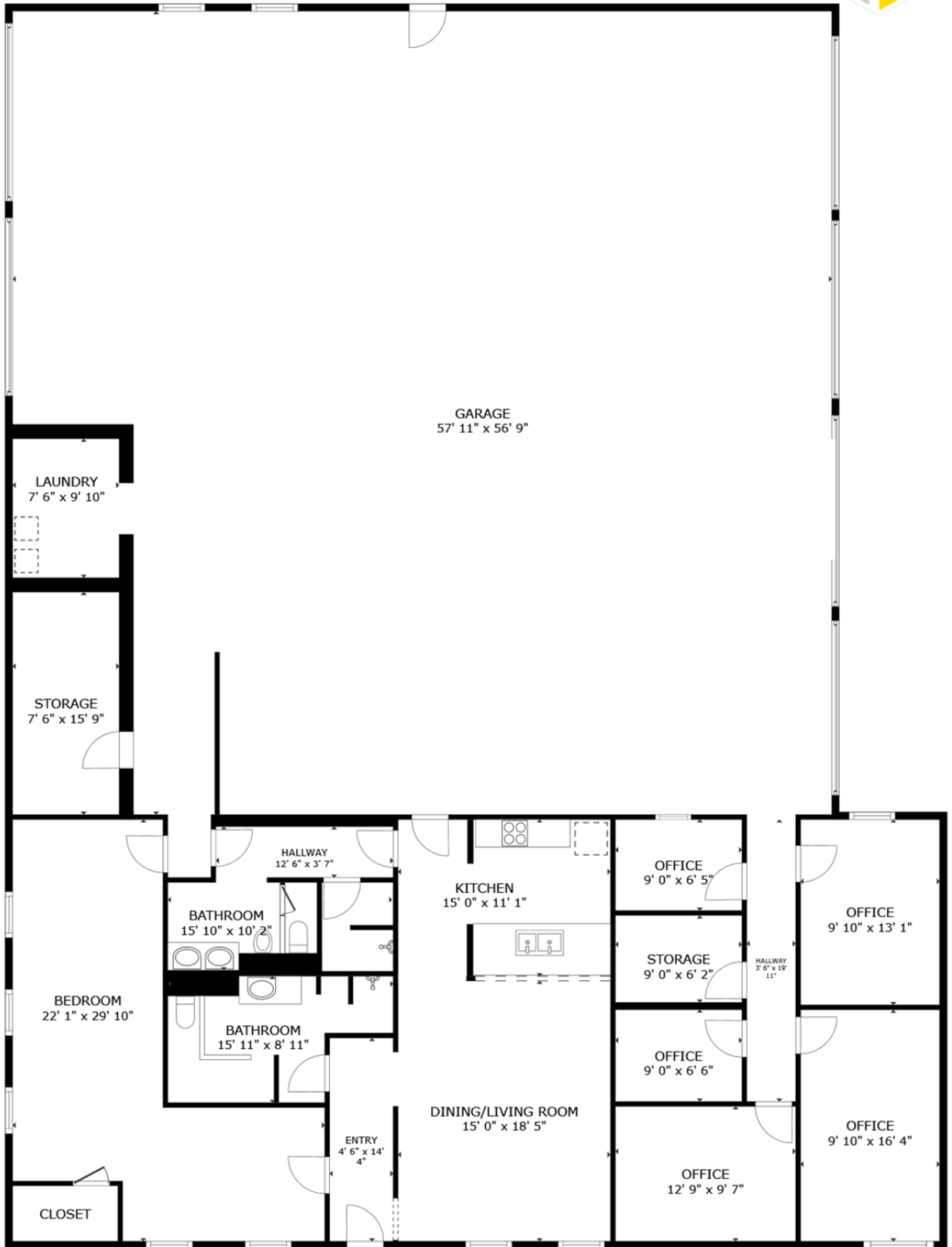
High Traffic Area with retail visibility

Interior Photos





Building Floor Plan



3360 West Galbraith Road
5,261 SF ([link to Matterport virtual tour](#))

Demographic Information

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3360 W Galbraith Rd, Cincinnati, OH 45239

CITY, STATE

Cincinnati, OH

POPULATION

131,909

AVG. HH SIZE

2.45

MEDIAN HH INCOME

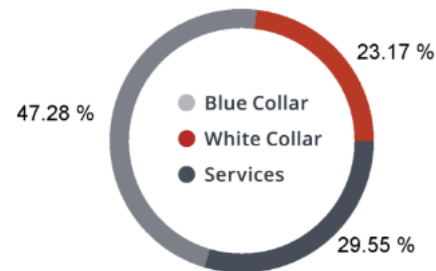
\$51,060

HOME OWNERSHIP

Renters: **17,045**

Owners: **36,518**

EMPLOYMENT



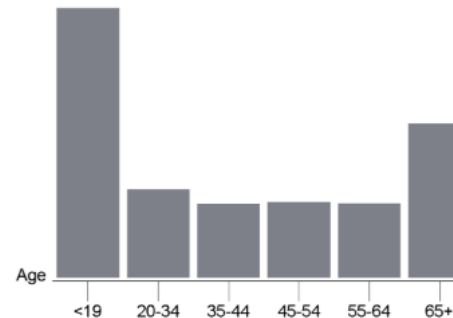
48.24 % Employed
2.37 % Unemployed

EDUCATION

High School Grad: **31.72 %**
Some College: **22.15 %**
Associates: **7.39 %**
Bachelors: **26.93 %**

GENDER & AGE

48.10 % **51.90 %**

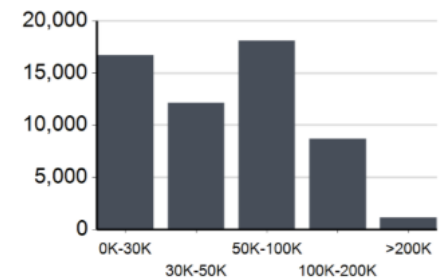


RACE & ETHNICITY

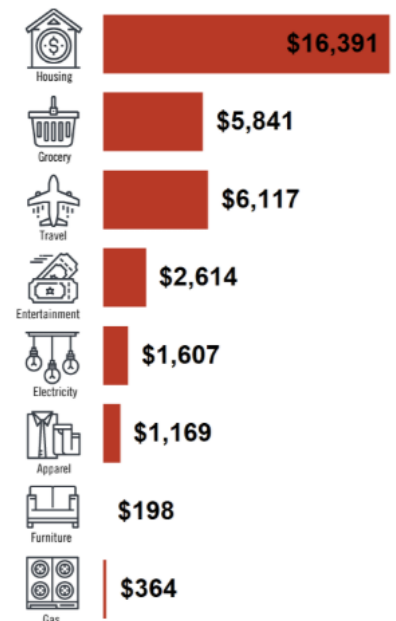
White: **73.67 %**
Asian: **0.20 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **20.48 %**
Hispanic: **2.36 %**
Two or More Races: **3.27 %**



INCOME BY HOUSEHOLD

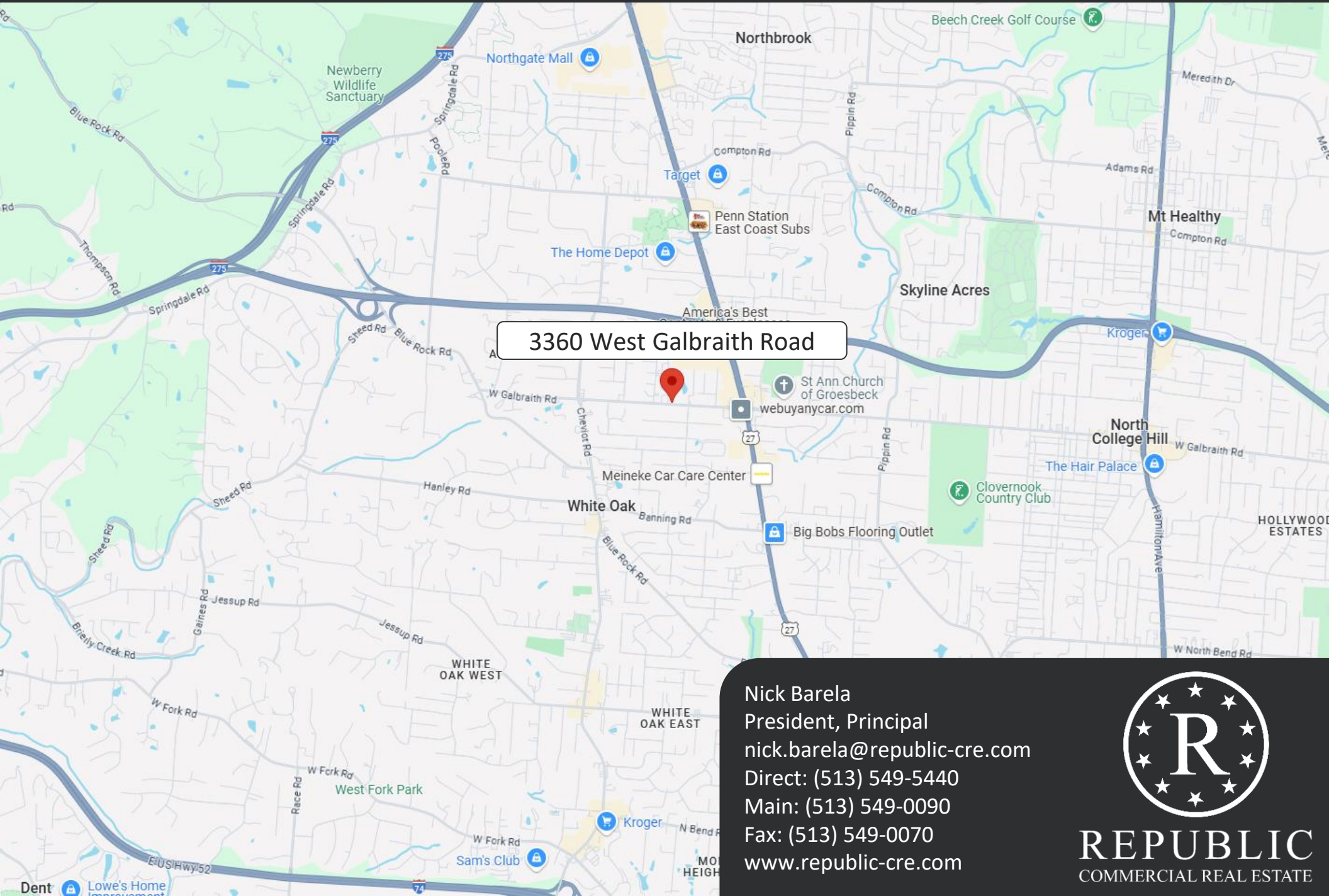


HH SPENDING



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Location Map



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